PP APPROVAL RECORD

Planning Permission

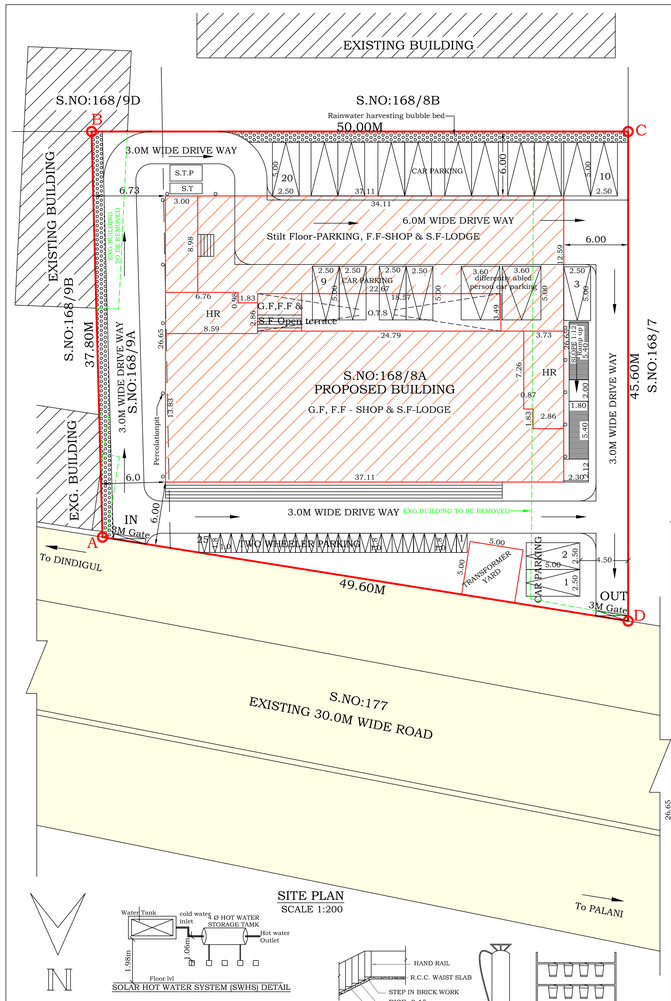
Dindigul district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



SITE PLAN
SCALE 1:200

SOLAR HOT WATER SYSTEM (SWHS) DETAIL

PLAN SHOWING THE PROPOSED CONSTRUCTION OF SHOP cum LODGE BUILDING AFTER REMOVING THE EXISTING BUILDING IN S.NO:168/8A, 168/9A, PALLAPATTY VILLAGE, PALLAPATTY PANCHAYAT, DINDIGUL WEST, DINDIGUL DISTRICT.

AREA DETAILS:-

S.NO	DOCUMENT AREA IN SQ.MT	PATTA AREA IN SQ.MT
168/8A	1821.07	1825.00
168/9A	242.81	240.00
TOTAL AREA	2063.88	2065.00

LEAST AREA TAKEN BY CONSIDERATION AS PER DOCUMENT AREA ***2063.88 SQ.MT***

COLOURS	AREA DETAILS	SQ.MT	SQ.FT
	SITE AREA	2063.88	22216.00
	STILT cum GROUND FLOOR	988.98	10645.00
	FIRST FLOOR AREA	924.17	9948.00
	SECOND FLOOR AREA	909.86	9794.00
	HEAD ROOM AREA	63.51	684.00
	OPEN SPACE	1074.90	11571.00
	EXG. Building Removed Area	450.95	4854.00
	EXISTING ROAD		

Er. P. DURAI MUTHU B.E.,M.I.E.,M.I.V.,(BM)
Registered Engineer Grade - I
IE(I)(e-i) March / 2015 / 609
ANGELA CONSULTANT
69/10, ASRN Complex, Market Road,
Palayamkottai - 2. Mobile: 99421 72100.
E-mail:enduraimuthu@gmail.com

Registered Engineer/Architect

V.K.Ashok Kumarsmd., B.E.,M.E.,A.I.V.,Ph.D.,
Civil & Structural Engineer
Registered Structural Engineer Grade I
Reg No. 8882/Gde1/PVL/January/2020/5019
ANGELA CONSULTANT
6-B/10, A.S.R.N. Complex, Market Road,
Palayamkottai, Tirunelveli - 627 002.

Structural Engineer

APPLICANT

Er. P. DURAI MUTHU M.E., FIV, MISTE
ENGINEER - LICENCED BUILDER & SURVEYOR
ANGELA CONSULTANT
B.Com Only
6-B/10, ASRN Complex, Market Road,
Palayamkottai, Tirunelveli-2.
Ph Off: 0462-2576182, Cell 99421 72100

ENGINEER

SITE APPROVAL
Online Application ROC NO:SWP/BPA/0344504/2024/TCP
Site Boundary Shown As "A to D" and Numbered as SWP/LPA/DINDIGUL/site Approval no:**52/2024**

PLANNING PERMISSION
Online Application ROC NO:SWP/BPA/0344504/2024/TCP
Numbered as SWP/LPA/DINDIGUL/
Planning Permission no:**58/2024**

-: Signed/-

*/ DEPUTY DIRECTOR(IC)
OUNTRY PLANNING OFFICE
'L DISTRICT

JOINERIES:-

RS	ROLLING SHUTTER	5.18 X 2.40
RS1	ROLLING SHUTTER	3.87 X 2.40
GD	GLASS DOOR	5.18 X 2.40
GD1	GLASS DOOR	3.87 X 2.40
D	DOOR	2.00 X 2.40
D1	DOOR	1.00 X 2.40
D2	DOOR	0.76 X 2.10
LD	LIFT DOOR	1.00 X 2.40
SD	SLIDING DOOR	1.20 X 2.10
FW	FRENCH WINDOW	1.83 X 2.10
W	WINDOW	1.83 X 1.52
W1	WINDOW	1.52 X 1.52
V	VENTILATOR	1.22 X 0.61
V1	VENTILATOR	0.91 X 0.61
V2	VENTILATOR	0.61 X 0.91

FLOOR	F.S.I Area in sq.mt	NON F.S.I Area in sq.mt	Total Area in sq.mt
STILT cum GROUND FLOOR	577.70	411.28	988.98
FIRST FLOOR AREA	924.17	---	924.17
SECOND FLOOR AREA	909.86	---	909.86
HEAD ROOM AREA	---	63.51	63.51
TOTAL AREA	2411.73	474.79	2886.52

FLOOR SPACE INDEX & FLOOR AREA RATIO:

SITE AREA = 2063.88 SQ.MT
ALL FLOOR (FSI) AREA = 2411.73 SQ.MT

$$F.S.I. = \frac{2411.73}{2063.88} = 1.169$$

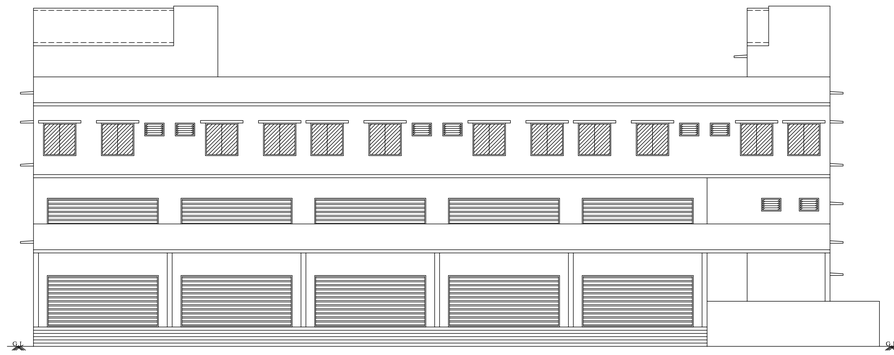
1.169 < 2.00

PARKING CALCULATION-VILLAGE PANCHAYAT

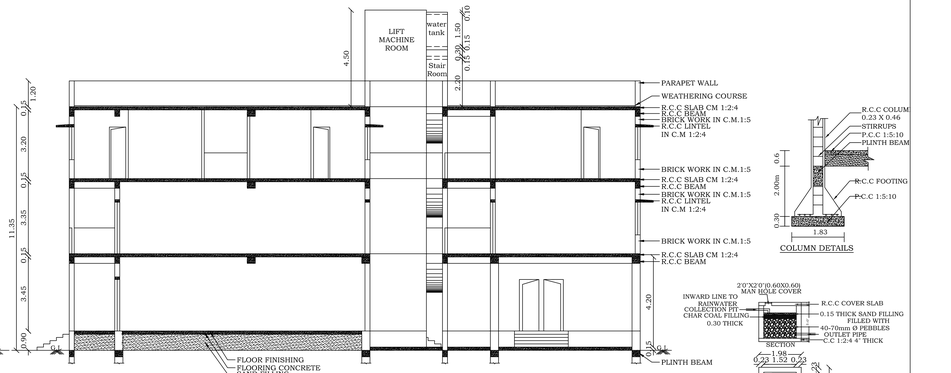
SHOP PARKING = 1501.87 SQ.MT
Is up to 75 SQ.MT = Nil
Above 75 SQ.MT = 1CAR & 1 Two Wheeler
Every 75 sq.mt or Part there of Excluding the first 75 Sq.mt
[The number of car/two wheeler parking spaces required shall be calculated for 75% of the total plinth area in the buildings]
75% of AREA = 1126.40 SQ.MT
1126.40/75 = 15.02 say 16 NOS
REQUIRED PARKING = 16 Car & 16 Two Wheeler

LODGE PARKING
10 ROOMS = 1 CAR SPACE
TOTAL ROOMS = 18 NOS say 2 CAR SPACE
REQUIRED PARKING = 2 CAR SPACE

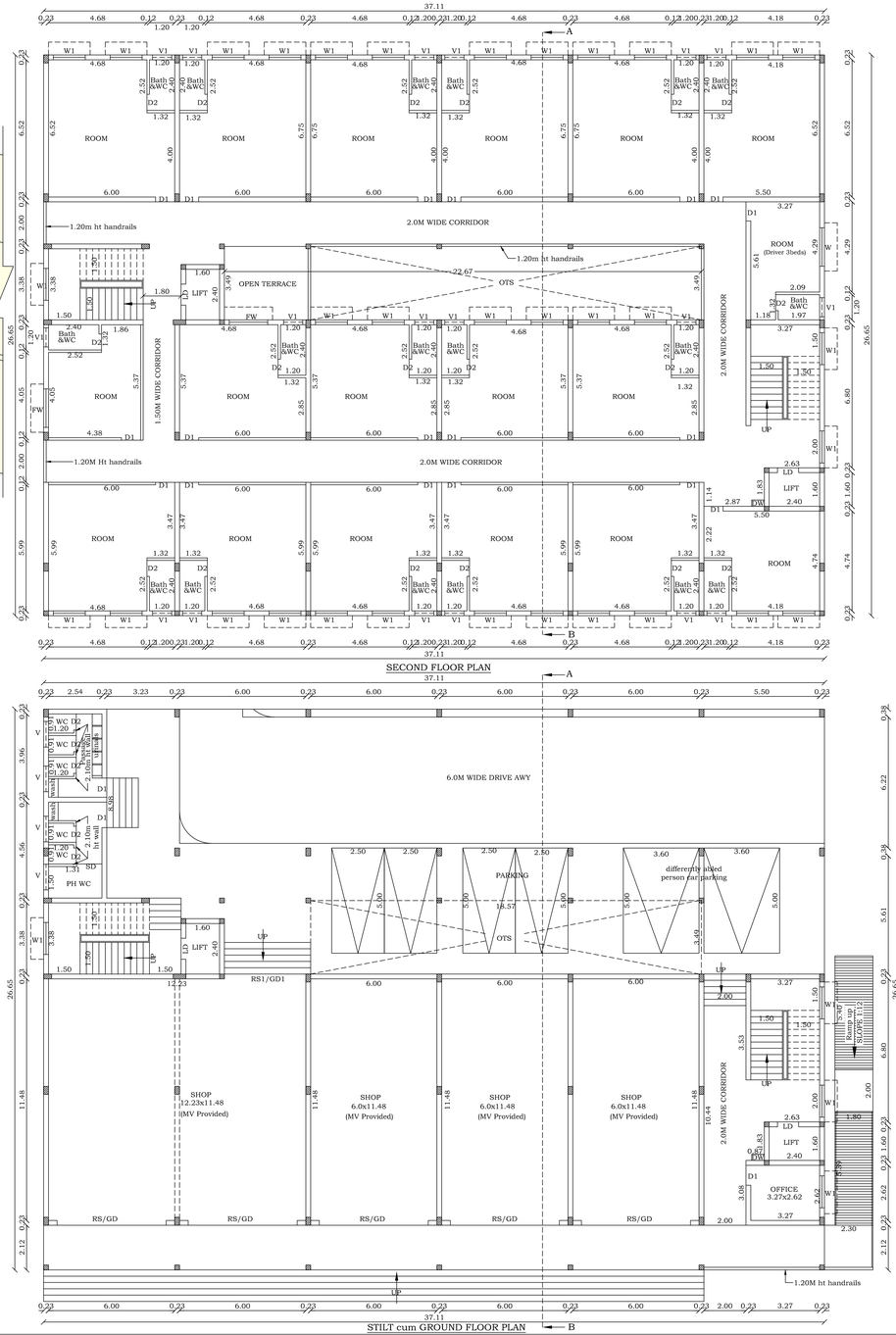
TOTAL REQUIRED PARKING = 18 CAR & 16 TWO WHEELER
AVAILABLE PARKING = 20 CAR & 25 TWO WHEELER including differently abled person car & two wheeler parking
HENCE OK

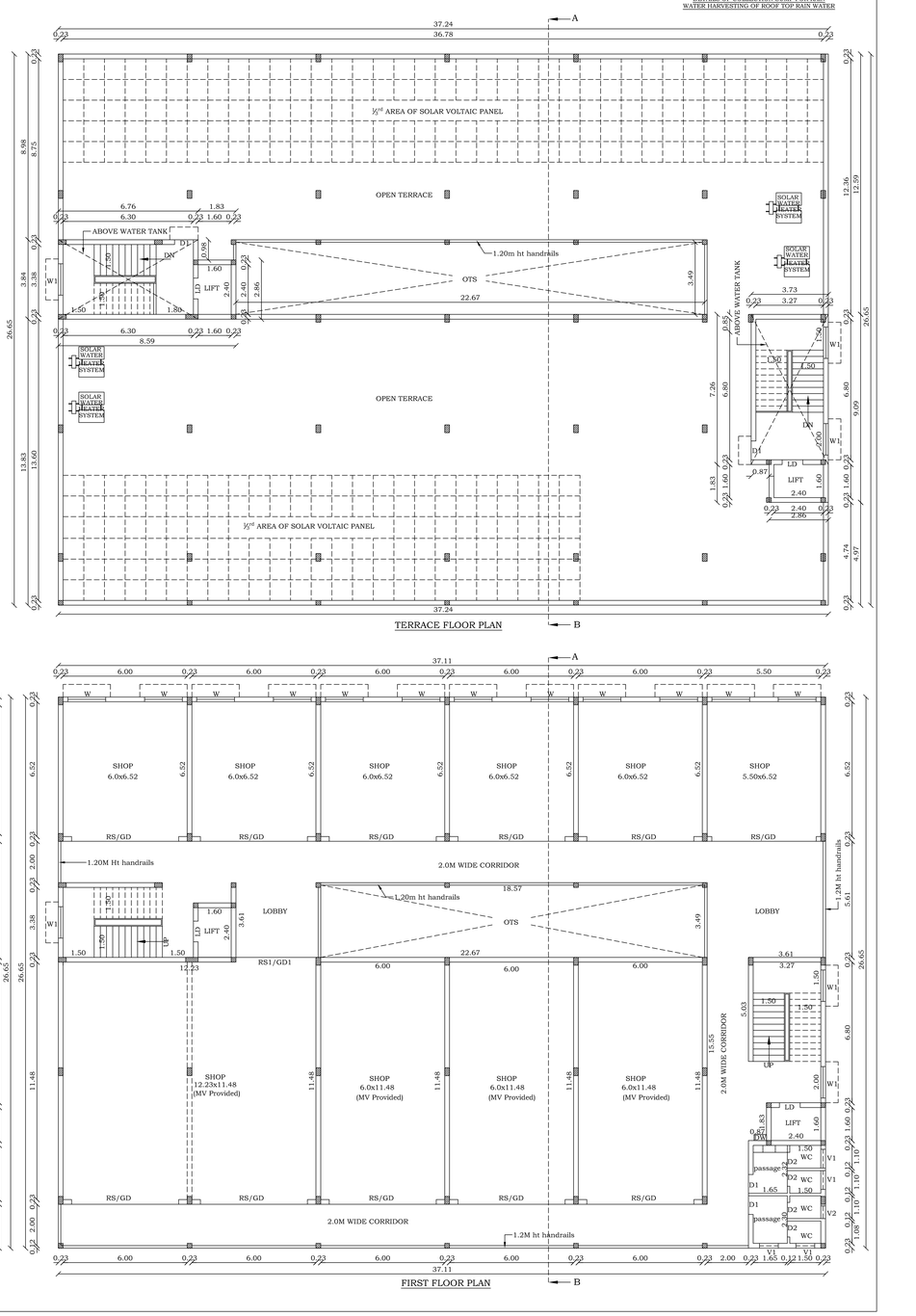


ELEVATION



SECTION ON A-B





THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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hello@verified.realestate
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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.